



Department of  
Toxic Substances  
Control

*Preventing  
environmental  
damage from  
hazardous waste,  
and restoring  
contaminated  
sites for all  
Californians.*



State of California



California  
Environmental  
Protection Agency

## Fact Sheet, April 2008

# Investigation Reports for the Centex Homes – Sterling Property in Dayton Canyon Available For Review

A Preliminary Endangerment Assessment (PEA) and a Radiological Characterization were conducted for the Centex Homes – Sterling Property (Centex) to determine if the property is safe for unrestricted use. The results of these investigations, which were conducted under the oversight of the Department of Toxic Substances Control (DTSC), have been compiled into two documents, a PEA and the Radiological Characterization of Dayton Canyon dated February 2008, both of which were submitted to DTSC for approval. DTSC is now making these documents available for public review and comment.

The reports conclude that there is no significant risk to public health or the environment at the site, and that no further action is required. The site is located to the west of the intersection of Roscoe Boulevard and Valley Circle Boulevard in West Hills, California.

### This Fact Sheet Provides A Brief Summary Of:

- Chemical Investigations
- Human Health Risk Assessment
- Radiological Surveys
- Next Steps
- Where to Find the Documents
- Who to Contact for Information

## PUBLIC COMMENT PERIOD

April 2 to April 30, 2008

## PUBLIC MEETING

April 17, 2008 6:30 p.m.

Building #8413 Lower Level Auditorium

8413 Fallbrook Avenue

West Hills, California

This building is located in the business park on the northwest corner of the Fallbrook Avenue and Roscoe Boulevard intersection. Drive on Fallbrook Avenue north from Roscoe Boulevard. Turn left into the 2<sup>nd</sup> driveway. Turn right into the driveway immediately past the security station. Building #8413 is the first building on your left. Please enter the building on the north side and walk down the stairs to the auditorium.

The PEA, Radiological Characterization of Dayton Canyon, and other related project documents for this site are available for review and public comment at the locations listed on page 3. Please submit written comments in the enclosed postage paid envelope postmarked **by April 30, 2008**; or by email before the deadline date no later than 5 p.m. to:

Yvette LaDuke, Public Participation Specialist, [yladuke@dtsc.ca.gov](mailto:yladuke@dtsc.ca.gov)



## Chemical Investigations

During sampling events conducted from May 2005 through July 2005, perchlorate was detected in soil samples collected from creek bed sediments in various locations within the eastern portion of Dayton Canyon Creek (Creek). The Creek runs east down Dayton Canyon, bisecting the Centex property. A tributary to Dayton Canyon Creek originates within the Happy Valley Drainage area of the Rocketdyne/Boeing Santa Susana Field Laboratory (SSFL).

The PEA for chemicals in soil and groundwater was conducted between September 2005 and April 2006 under DTSC oversight. The objective of the investigation was to delineate the extent of perchlorate detections and to determine if areas slated for development are adversely impacted by chemical contaminants. The investigation confirmed the presence of perchlorate contamination in soil at several locations along the creek bed. Chemical contamination was not detected in the groundwater.

Following heavy rains in January 2006, sampling was conducted again to determine if perchlorate contamination was still present in the Dayton Canyon Creek bed. Results of this sampling showed that perchlorate contamination was no longer present.

## Human Health Risk Assessment

The Human Health Risk Assessment was conducted using the Cal/EPA Human Health Screening Levels (CHHSL's). CHHSLs take into consideration the potential for soil ingestion, particulate inhalation, and dermal absorption. The Hazard Index and cancer risks were calculated by comparing the maximum detected concentration of the contaminant of potential concern to the CHHSLs.

The Human Health Risk Assessment concludes that the contamination levels found at the Centex property do not present a significant risk to human health or the environment.

## Radiological Surveys

Radiological surveys were conducted in October

2005 and March 2007. The primary radiological constituents of concern were Cesium-137, Strontium-90, and some isotopes of Plutonium. These elements were selected based on their use or occurrence at the SSFL and community concerns about the potential for contamination at surrounding properties. The Radiological Characterization for Dayton Canyon presents an evaluation of the current condition of the general area of Dayton Canyon supported by data from the site and other published documents. In addition, the report presents the results of a radiological risk assessment that concludes that potential risks to future residents are within acceptable U.S. EPA levels.

## Next Steps

Centex Homes has requested that DTSC issue a "No Further Action" determination for this property. DTSC will make a final determination after all comments have been reviewed and considered at the close of the Public Comment Period. A Response to Comments document will be mailed to everyone who makes a comment and provides their name and address.

## Where to Find the Documents

The PEA, Radiological Characterization of Dayton Canyon, and other related documents for the Centex site are available for review at the following locations:

### Los Angeles Public Library

Canoga Park Branch  
20939 Sherman Way  
Canoga Park, 91303  
(818) 887-0320

### Department of Toxic Substances Control

Regional Records Office  
9211 Oakdale Avenue  
Chatsworth, CA 91311  
Contact: Jone Barrio (818) 717-6522  
Hours: 8 a.m. – 5 p.m. Monday – Friday

Site documents are also available at [www.envirostor.dtsc.ca.gov/public](http://www.envirostor.dtsc.ca.gov/public), type "West Hills" in the City text box and press the "Get Report" button at the bottom. Then click on "Report" to the left of the Centex Homes project

listing. Then click on the button for “Community Involvement”.

## **Who to Contact for Information**

If you have any questions about the project or cleanup activities, please contact:

Jose Diaz  
DTSC Project Manager  
(818) 717-6561  
jdiaz@dtsc.ca.gov

Yvette LaDuke  
DTSC Public Participation  
1-866-495-5651, press “3”, then press “2”  
yladuke@dtsc.ca.gov

### ***Media Inquiries:***

Jeanne Garcia  
DTSC Public Information Officer  
(818) 717-6573  
Jgarcia1@dtsc.ca.gov

## **Notice to Hearing-Impaired Individuals**

You can obtain additional information about the site by using the California State Relay Service at 1 (888) 877-5378 (TDD). Ask them to contact Yvette LaDuke at (818) 717-6569 regarding the Centex Homes – Sterling Property project.

